

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33418

Property Information

property address: 2604 S TEXAS AVE

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 10, LOT 2,3

owner name/address: HEART OF TEXAS GOODWILL INDUSTRIES INC

916 E WACO DR

WACO, TX 76704-2264

full business name: \_\_\_\_\_

land use category: \_\_\_\_\_ type of business: \_\_\_\_\_

current zoning: C3 occupancy status: \_\_\_\_\_

lot area (square feet): 20,000 frontage along Texas Avenue (feet): 100

lot depth (feet): 200 sq. footage of building: N/A

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: \_\_\_\_\_ building height (feet): \_\_\_\_\_ # of stories: \_\_\_\_\_

type of buildings (specify): \_\_\_\_\_

building/site condition: \_\_\_\_\_

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: accessible to the public: ☐ yes ☐ no

possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☐ yes ☐ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☐ no ☐ dilapidated ☐ abandoned ☐ in-use

# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_

overall condition (specify): \_\_\_\_\_

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: \_\_\_\_\_

lot type: ☐ asphalt ☐ concrete ☐ other \_\_\_\_\_

space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: \_\_\_\_\_

end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

### **Curb Cuts on Texas Avenue**

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### **Landscaping**

☐ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_

### **Outside Storage**

☐ yes ☐ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

### **Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☐ no

### **Other Comments:**

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